



# City of Loma Linda Official Report

Karen Gaio Hansberger, Mayor  
Floyd Petersen, Mayor pro tempore  
Robert Christman, Councilmember  
Stan Brauer, Councilmember  
Robert Ziprick, Councilmember

COUNCIL AGENDA: September 14, 2004

TO: City Council

VIA: Dennis R. Halloway, City Manager

FROM: Pamela Byrnes-O'Camb, City Clerk

SUBJECT: Modification of Affordable Housing In-Lieu Fee Schedule to reflect the actual housing market during the last year relating to providing Very-Low and Low-Income Housing and authorize annual adjustments in the schedule to reflect changes in the regional housing market

## RECOMMENDATION

It is recommended that the City Council approve the Affordable Housing In-Lieu Fee Schedule and authorize annual adjustments in the schedule to reflect changes in the regional housing market.

## BACKGROUND

The City Council approved an Affordable Housing In-Lieu Fee to be charged developments that do not provide affordable housing within the development. The charge is calculated on a per parcel/per ownership unit basis to assist the City and Redevelopment Agency in its efforts to provide affordable housing elsewhere in the City.

The real estate market in the Inland Empire has risen 30+ percent in the past year, thus making it more difficult to provide housing opportunities for those in the very-low and low-income categories.

## ANALYSIS

The Affordable Housing In-Lieu Fee Schedule has been adjusted 30 percent for each single-family parcel or ownership unit and adjusted 60 percent for each apartment unit within a development to more accurately reflect the cost of providing affordable units.

## ENVIRONMENTAL

Not Applicable.

## FINANCIAL IMPACT

It is anticipated that developments subject to the new fee will be more self-sufficient in filling the gap to provide affordable housing units. There will continue to be gaps from previous agreements, which will require some assistance from the Housing Fund.

Attachment: Fee Schedule

CITY OF LOMA LINDA  
2004

DEVELOPMENT AGREEMENT FEE SCHEDULE  
IN-LIEU AFFORDABLE SINGLE-FAMILY PARCELS OR OWNERSHIP UNITS

Number of Single-Family Parcels or Ownership Units In Development	In-lieu Payment 1-4 bedrooms	5 bedrooms	6 bedrooms	7 bedrooms
1-6 <i>Proposed</i>	\$2,059 \$2,677	\$2,648 \$3,442	\$3,492 \$4,540	\$4,334 \$5,634
7-20 <i>Proposed</i>	\$2,648 \$3,442	\$3,492 \$4,540	\$4,334 \$5,634	\$4,690 \$6,097
21-40 <i>Proposed</i>	\$3,492 \$4,540	\$4,334 \$5,634	\$4,690 \$6,097	\$4,780 \$6,214
41-60 <i>Proposed</i>	\$4,334 \$5,634	\$4,690 \$6,097	\$4,780 \$6,214	\$5,354 \$6,960
61-80 <i>Proposed</i>	\$4,690 \$6,097	\$4,780 \$6,214	\$5,354 \$6,960	\$5,694 \$7,402
81-100 <i>Proposed</i>	\$4,780 \$6,214	\$5,354 6,960	\$5,694 \$7,042	\$6,887 \$8,953
101-225 <i>Proposed</i>	\$5,354 \$6,960	\$5,694 \$7,042	\$6,887 \$8,953	\$8,418 \$10,943
226 plus <i>Proposed</i>	\$5,694 \$7,042	\$6,887 \$8,953	\$8,418 \$10,943	\$9,107 \$11,839

Apartments: \$4,015 per apartment.  
*Proposed \$6,430 per apartment*

In-lieu fee amount subject to a 3 percent (3%) increase as of the first anniversary of the effective date of a City agreement and subject to an increase each anniversary thereafter.